

178.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

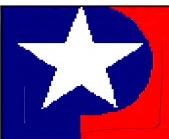
775,100 / 775,100

USE VALUE:

775,100 / 775,100

ASSESSED:

775,100 / 775,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARNOLD PERRY C III & REBECCA J	
Owner 2:	
Owner 3:	

Street 1: 87 VALENTINE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FLYNN THOMAS F & GERTRUDE C -	
Owner 2: -	

Street 1: 87 VALENTINE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Z	R1	Sewer
o		Electri

n	Census:	Exempt
Flood Haz:		

D	Topo
s	Street

t	Gas:
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LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5728	Sq. Ft.	Site	0	70.	1.03	7										414,288						414,300	

IN PROCESS APPRAISAL SUMMARY

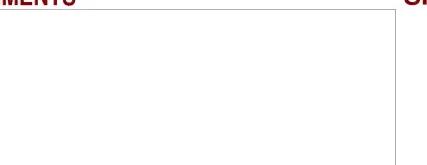
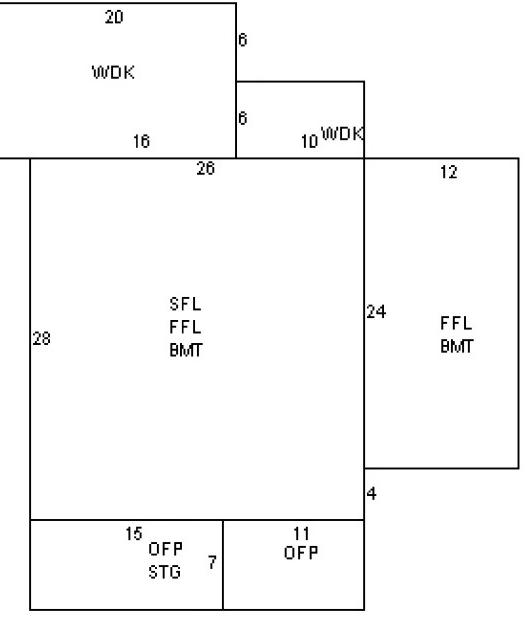
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5728.000	360,800		414,300	775,100		120639
Total Card							GIS Ref
Total Parcel	0.132	360,800		414,300	775,100	Entered Lot Size	GIS Ref
Total Card	0.132	360,800		414,300	775,100	Total Land:	Insp Date
Source:	Market Adj Cost			444.44	/Parcel: 444.44	Land Unit Type:	07/24/18

PREVIOUS ASSESSMENT							Parcel ID	178.0-0005-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	360,800	0	5,728.	414,300	775,100	Year end	12/23/2021
2021	101	FV	350,600	0	5,728.	414,300	764,900	Year End Roll	12/10/2020
2020	101	FV	350,700	0	5,728.	414,300	765,000	Year End Roll	12/18/2019
2019	101	FV	265,500	0	5,728.	414,300	679,800	679,800 Year End Roll	1/3/2019
2018	101	FV	272,100	0	5,728.	349,200	621,300	621,300 Year End Roll	12/20/2017
2017	101	FV	272,100	0	5,728.	319,600	591,700	591,700 Year End Roll	1/3/2017
2016	101	FV	272,100	0	5,728.	272,200	544,300	544,300 Year End	1/4/2016
2015	101	FV	257,900	0	5,728.	236,700	494,600	494,600 Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FLYNN THOMAS F	55093-298		8/2/2010		536,000	No	No					
	11880-540		8/26/1970		33,000	No	No	N				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
1/16/2013	64	Manual	1,968	C						7/24/2018	Meas/Inspect	CC	Chris C				
4/11/2012	354	Manual	12,000					demo & remodel kit		5/16/2013	Info Fm Prmt	EMK	Ellen K				
4/14/1994	349		3,600					12X20 WDK		6/7/2012	Info Fm Prmt	MM	Mary M				
										10/15/2008	Meas/Inspect	163	PATRIOT				
										12/21/1999	Meas/Inspect	163	PATRIOT				
										12/1/1981		PS					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 15 - Old Style				Full Bath: 1	Rating: Good																																																																																																													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Average																																																																																																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1	# Units 1																																																																																																									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																									
View / Desir:				Fpl: 1	Rating: Good			Other																																																																																																										
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																										
Grade: C - Average				CONDOS INFORMATION				Lvl 2																																																																																																										
Year Blt: 1930	Eff Yr Blt:			Location:				Lvl 1																																																																																																										
Alt LUC:	Alt %:			Total Units:				Lower																																																																																																										
Jurisdct: G13	Fact: .			Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB																																																																																																						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																																																																																																						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL																																																																																																						
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	8	4																																																																																																							
Avg Ht/FL: STD				Functional:		%		Additions:																																																																																																										
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																																																																																																										
Sec Int Wall:	%			Special:		%		Baths:																																																																																																										
Partition: T - Typical				Override:		%		Plumbing:																																																																																																										
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:																																																																																																										
Sec Floors:	%			CALC SUMMARY				Heating:																																																																																																										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				General:	1	8	4																																																																																																							
Subfloor:				Size Adj.: 1.25206423				COMPARABLE SALES																																																																																																										
Bsmnt Gar: 1				Const Adj.: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																						
Electric: 3 - Typical				Adj \$ / SQ: 165.648																																																																																																														
Insulation: 2 - Typical				Other Features: 95750																																																																																																														
Int vs Ext: S				Grade Factor: 1.00																																																																																																														
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																																																																																																														
Heat Type: 5 - Steam				NBHD Mod:																																																																																																														
# Heat Sys: 1				LUC Factor: 1.00																																																																																																														
% Heated: 100	% AC:			Adj Total: 443248																																																																																																														
Solar HW: NO	Central Vac: NO			Depreciation: 82444																																																																																																														
% Com Wal	% Sprinkled			Deprecated Total: 360804																																																																																																														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																																																																																																										
Make: [] Model: [] Serial #:				Juris. Factor:	1.00		Before Depr:	165.65																																																																																																										
SPEC FEATURES/YARD ITEMS				Special Features:	0		Val/Su Net:	107.80																																																																																																										
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